GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Godavari Urban Development Authority (GUDA) – Dowleswaram GP - Change of Land Use from Industrial use zone to Residential use zone to an extent of Ac.3.27 cents in R.S.Nos.379/1C1, 1C2, 1C11 & 1C12 of Dowleswaram GP, Rajamahendravaram (R) Mandal as applied by Sri Vanka Veerraju and 3 others - Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.Ms.No.117 Dated:04.10.2021

Read the following:

1. From the VC, GUDA, Lr.Roc.No.1875/2018/GUDA, dt:30.01.2019.
2. Government Letter No.UDA0GUDA/4/H2/2019, dt:19.03.2019.
3. From VC, GUDA, Lr.Roc.No.1875/2018/GUDA, Dt:02.05.2019.
4. Govt. Memo No.11411/I2/2011, MA&UD (I2) Dept., dt:30.06.2012.
5. Govt. Memo No.UDA0GUDA/4/H2/2019, dt.10.05.2019.
6. A.P. Extraordinary Gazette No.124, Part-I, dated:13.05.2019.
7. From the VC, GUDA, Lr.Roc.No.1875/2018/GUDA, dated:09.07.2019.

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ORDER:

The Draft variation to the land envisaged in Rajamahendravaram General Town Planning Scheme, issued in reference 5th read above was published in Extra-ordinary Andhra Pradesh Gazette No.124, Part-I, dated:13.05.2019. The Director of Town & Country Planning, AP, Guntur in the reference 3rd read above has informed that the applicant has paid total an amount of Rs.1,98,506/- vide D.D.No.093927, dt:23.04.2019, towards Development/ Conversion Charges for the proposed change of land use.

2. The Director of Town & Country Planning, AP, Guntur in the reference 7th read above has informed that, the Vice Chairman, GUDA have published the draft variation appendix notification pertaining to the change of land use in The Indian Express (English version) and in Sakshi (Telugu version) on 29.05.2019 respectively calling for objections/suggestions from the general public. On publication of notification no complaints/ suggestions were received from the public within stipulate time in the matter. Hence, the draft variation is confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e., 04.10.2021.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Vice Chairman, Godavari Urban Development Authority, Kakinada, E.G. District.
The Commissioner, Rajamahendravaram Municipal Corporation, Rajamahendravaram, E.G. District.

Copy to:
The individual through the Commissioner, Rajamahendravaram Municipal Corporation, Rajamahendravaram, E.G. District.
The Director of Town and Country Planning, AP, Guntur.
The District Collector, East Godavari District, Kakinada.
Sf.[841284/2019]

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

(P.T.O.)

APPENDIX
NOTIFICATION

The following variation to the Rajamahendravaram General Town Planning Scheme, the Master Plan sanctioned in G.O.No.289, MA., dated:26.07.2017 and proposed in exercise of the powers conferred by Section-15 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (AP Act No.5 of 2016).

VARIATION

The site in R.S.Nos.379/1C1, 1C2, 1C11 & 1C12 to an extent of Ac.3.27 cents of Dowleswaram Gram Panchayat, Rajamahendravaram (R) Mandal and the boundaries of which are shown in the schedule hereunder and which is earmarked for Industrial use zone in the General Town Planning Scheme (Master plan) of Rajamahendravaram sanctioned in G.O.No.289, MA., Dated:26.07.2017 is designated for Residential use by variation of change of land use and marked as "A, B, C, D" in the revised part proposed land use map G.T.P.No.04/2019/GUDA available in the Municipal Office, Rajamahendravaram, **subject to the following conditions that:**

1. The applicant shall provide necessary buffer on boundary of the site adjoining to the earmarked industrial land use and vacant on ground, as per rules in force.
2. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Existing 60'-0'' wide Vemagiri puntha road.

East : Land of Sri K.V. Krishna Reddy (Vacant land)

South : Land of Sri A. Sriramarao (Vacant land).

West : Land of Sri M.V.V. Satyanarayana (Vacant land).

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER